

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Alan E. Sparling and Mrs. Anna L. Sparling, husband and wife. Mr. Sparling's brother and tenant, James Sparling, is negotiating on their behalf. The parcel at issue has been designated internally as A_ILRP_PZ_SH_215_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact Mr. Sparling to acquire an easement on approximately 18 occasions. These include 9 phone calls, 2 voicemails, 2 letters and 5 in-person visits.

Negotiations with Mr. Sparling have primarily focused on compensation for crop damages. On May 9th, the land agent met with Mr. Sparling and presented the compensation offer and at that time, Mr. Sparling provided crop receipts for this parcel and an additional parcel he rents. The land agent followed up with Mr. Sparling by requesting crop insurance, which Mr. Sparling provided on June 20th. Based on this information, on July 8th, ATXI increased its offer. Due to scheduling conflicts, this updated offer was left at Mr. Sparling's residence on July 15th. Mr. Sparling was not available to discuss the adjusted offer in-person until an August 19th meeting. At this meeting, Mr. Sparling questioned the inclusion of soybean crop damages and for the first time mentioned that the per acreage land appraisal was a little low. In response, the land agent requested documentation in the form of soy crop insurance, an independent appraisal or comparable sales information to substantiate Mr. Sparling's claims.

ATXI will continue to negotiate with Mr. Sparling and review any documentation supporting additional crop damages or increased per acreage prices, however, given the pace of negotiations and the introduction of a new issue at this stage in negotiations, a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely and, eminent domain authority is requested over this parcel.

A-ILRP-P2-SH-215

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 04/30/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:
no questions☒
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B☒
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Asa Sullivan ☒

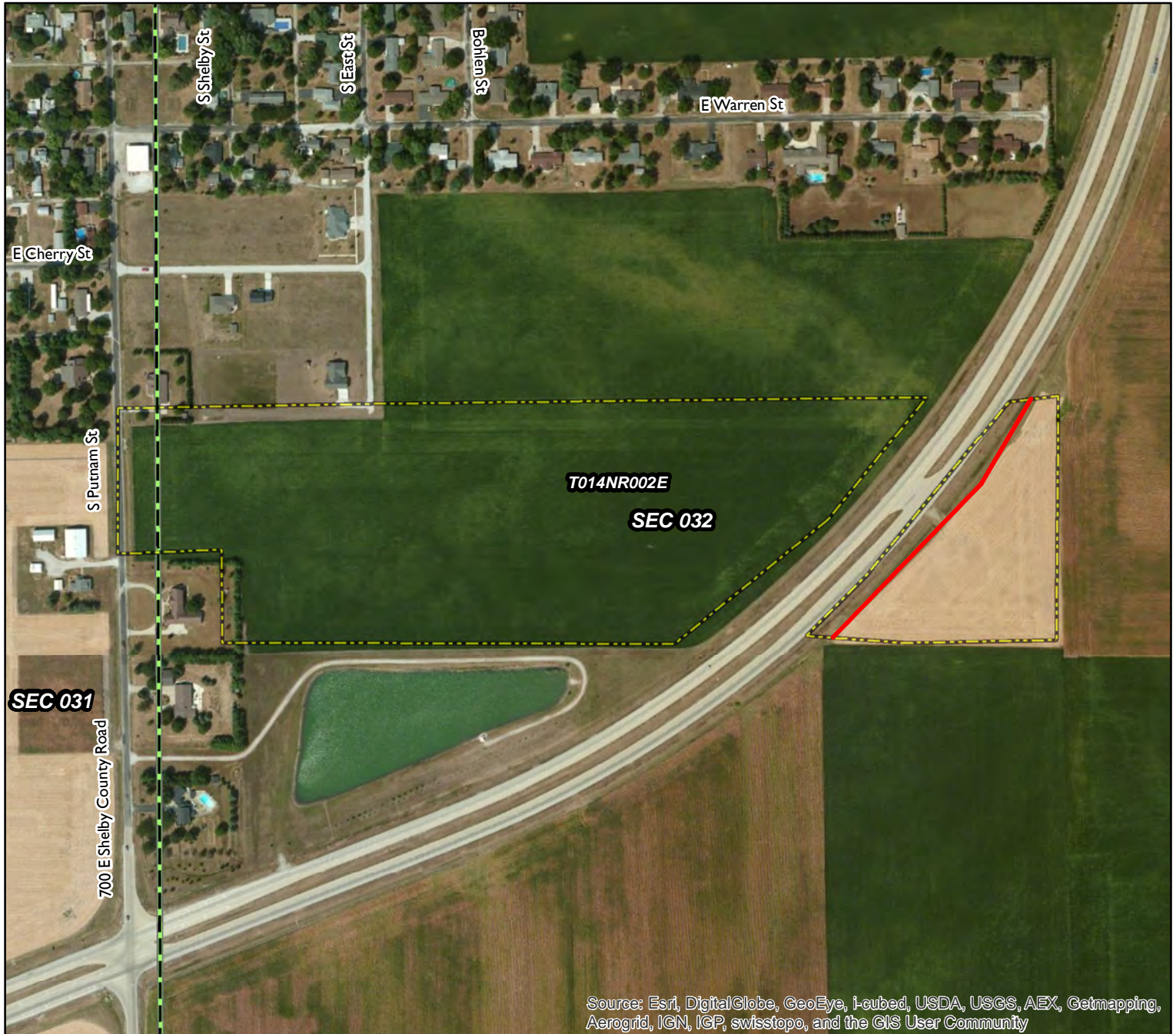
Shelby County, IL

Shelby County, Illinois

Tax ID: 1001-32-00-100-011

ATXI Exhibit 2.3 (Part C)

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Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



LaRose Sparling Revocable Homestead Trust

Tract No.:A_ILRP_PZ_SH_215

Date: 7/25/2014

EXHIBIT 1

A 1.465 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, SHELBY COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES W. SPARLING, TRUSTEE OF THE LAROSE SPARLING REVOCABLE HOMESTEAD TRUST, RECORDED IN DOCUMENT NO. 04-3439 OF THE DEED RECORDS OF SHELBY COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2 BEARS SOUTH 88 DEGREES 40 MINUTES 24 SECONDS EAST, A DISTANCE OF 597.51 FEET;

THENCE NORTH 88 DEGREES 40 MINUTES 24 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 112.53 FEET TO A POINT FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. ROUTE 51 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTHEASTERLY, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

NORTH 49 DEGREES 08 MINUTES 36 SECONDS EAST, A DISTANCE OF 40.92 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 215.71 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 57 MINUTES 10 SECONDS EAST, A DISTANCE OF 203.92 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 136.25 FEET TO A POINT FOR CORNER;

NORTH 37 DEGREES 33 MINUTES 54 SECONDS EAST, A DISTANCE OF 344.07 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2;

THENCE SOUTH 89 DEGREES 52 MINUTES 01 SECONDS EAST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE AND SAID NORTH LINE, A DISTANCE OF 62.99 FEET TO A POINT FOR CORNER;

THENCE SOUTH 31 DEGREES 26 MINUTES 07 SECONDS WEST, LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE AND SAID NORTH LINE, A DISTANCE OF 304.01 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45 DEGREES 13 MINUTES 18 SECONDS WEST, A DISTANCE OF 608.46 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 63,823 SQUARE FEET OR 1.465 ACRES OF LAND, MORE OR LESS.

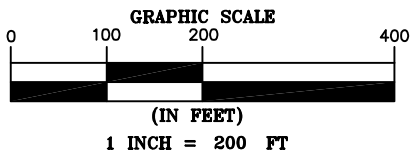
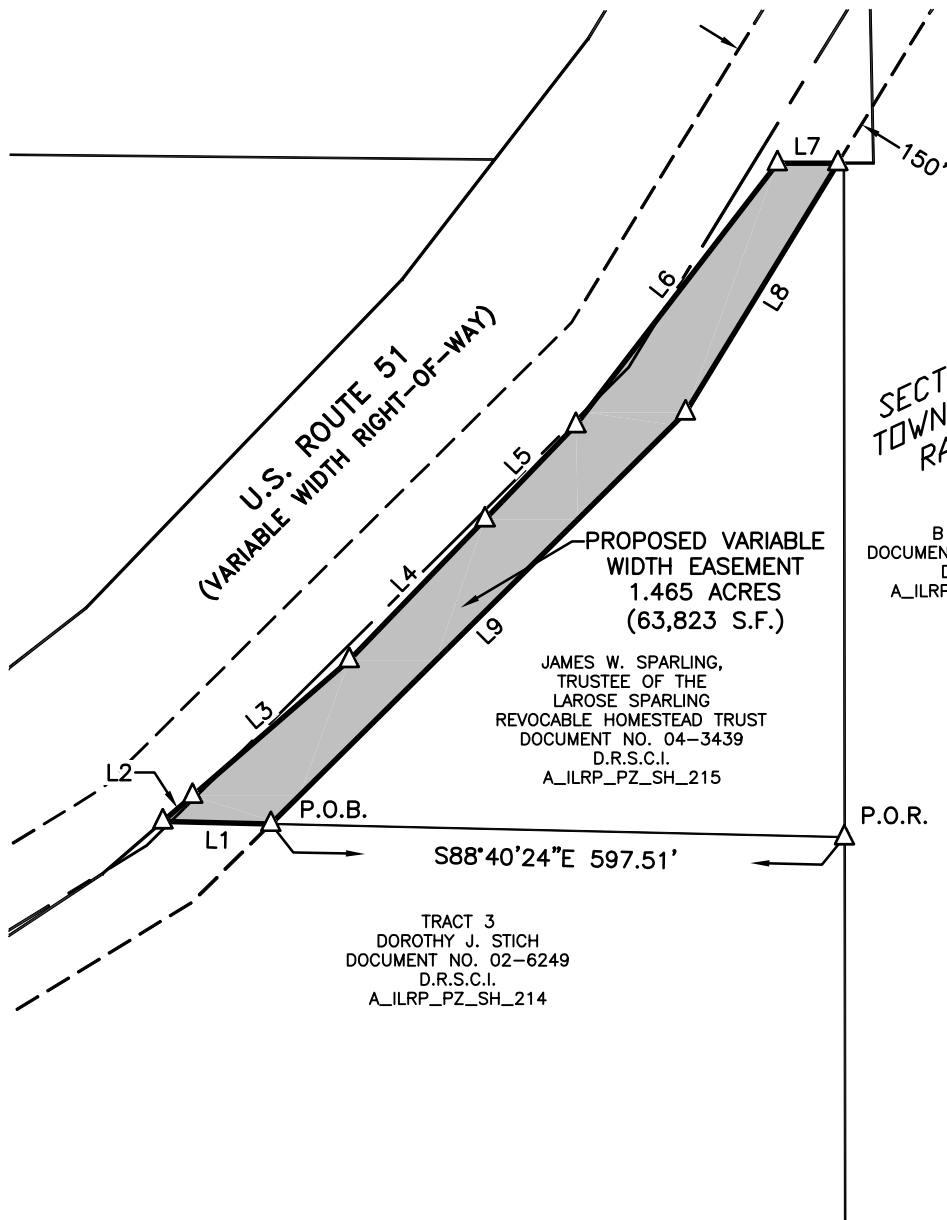


EXHIBIT 1

ATXI Exhibit 2.3 (Part C)

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B C H, INC.
DOCUMENT NO. 09-1448
D.R.S.C.I.
A_ILRP_PZ_SH_218

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°40'24"W	112.53
L2	N49°08'36"E	40.92
L3	N49°08'33"E	215.71
L4	N43°57'10"E	203.92
L5	N43°57'08"E	136.25
L6	N37°33'54"E	344.07
L7	S89°52'01"E	62.99
L8	S31°26'07"W	304.01
L9	S45°13'18"W	608.46

LEGEND

D.R.S.C.I. DEED RECORDS
SHELBY COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING

P.O.R. POINT OF REFERENCE

△ CALCULATED POINT

--- SECTION LINE (APPROXIMATE)

--- PROPERTY LINE (APPROXIMATE)

--- PROPOSED EASEMENT CENTERLINE

--- PROPOSED EASEMENT

NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/11/2014
SCALE: 1" = 200'
TRACT ID: A_ILRP_PZ_SH_215
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
PANA TO MT. ZION
SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
SHELBY COUNTY, ILLINOIS

A_ILRP_PZ_SH_215_POE.DWG